

GIS REGISTRY INFORMATION

SITE NAME:	Marquip-Tank			FID #	
BRRTS #:	03-13-443320			(if appropriate):	
COMMERCE # (if appropriate):	53703-3012-99B				
CLOSURE DATE:	July 30, 2004				
STREET ADDRESS:	99 South Baldwin Street				
CITY:	Madison				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):			X =	571713	Y = 290628
CONTAMINATED MEDIA:		Groundwater		Soil	X
				Both	
OFF-SOURCE GW CONTAMINATION >ES:			Yes		X
				No	
• IF YES, STREET ADDRESS:					
GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):			Yes	No	X
• IF YES, STREET ADDRESS 1:					
GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
CONTAMINATION IN RIGHT OF WAY:			Yes	No	X
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					NA
GW: Table of water level elevations, with sampling dates, and free product noted if present					NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14' if paper copy)					NA
RP certified statement that legal descriptions are complete and accurate.					X
Copies of off-source notification letters (if applicable)					NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					NA
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					NA



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
Jim Doyle, Governor
Cory L. Nettles, Secretary

September 3, 2004

Mr. John Paprocki
c/o Ms. Ginger Zimmermann
Murphy & Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

RE: **Final Closure**

Commerce # 53703-3012-99B, Tank C, Occurrence B, WDNR BRRTS # 03-13-443320
Marquip-Tank, 99 South Baldwin Street, Madison

Dear Mr. Paprocki:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5405.

Sincerely,

Jon Heberer
Hydrogeologist
Site Review Section

cc: David Nemetz, P.G., Liesch Environmental Services Inc.
Carl Sinderbrand, Wickwire Gavin, P.C., P.O. Box 1683, Madison, WI 53701-1683
Brad Mullins, Yahara Square Associates LLP, 401 North Carroll Street, Madison, WI 53703
Case File



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Jim Doyle, Governor
Cory L. Nettles, Secretary

July 30, 2004

Mr. John Paprocki
c/o Ms. Ginger Zimmermann
Murphy & Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

RE: **Conditional Case Closure**

Commerce # 53703-3012-99, Tank C, Occurrence B, WDNR BRRTS # 03-13-443320
Marquip-Tank , 99 S Baldwin St, Madison

Dear Mr. Paprocki:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Liesch Environmental Services Inc, for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- All monitoring wells must be properly abandoned. The appropriate documentation must be forwarded to the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5405.

Sincerely,

Jon Heberer
Hydrogeologist
Site Review Section

cc: Liesch Environmental Services Inc., David Nemetz
Wickwire Gavin, P.C., P.O. Box 1683, Madison, WI 53701-1683, Carl Sinderbrand
Case File

Document Number

TRUSTEE'S DEED

COPY
DANE COUNTY
REGISTER OF DEEDS

3359813

08-10-2001 9:04 AM

Trans. Fee 11700.00

Rec. Fee 16.00

Pages 4

000205

MLC Northern, Inc., f/k/a Marquip, Inc., a Wisconsin corporation as debtor-in-possession under Case No. 00-11672-11, in the United States as Trustee of Bankruptcy Court for the Western District of Wisconsin,

for a valuable consideration conveys without warranty to
Yahara Square Associates, LLP, a Wisconsin Limited Liability Partnership,

the following described real estate in Dane County,
State of Wisconsin (if more space is needed, please attach addendum):

See Exhibit A attached hereto.

This Trustee's Deed is given pursuant to the Third Order for Approval of Sale of Debtor's Madison Real Estate Outside the Ordinary Course of Business, Free and Clear of Liens and Encumbrances pursuant to Sec. 363, and for Authorization to Disburse Net Proceeds entered in the above court on June 28, 2001.

Dated this 9th day of August, 2001.

*
Trustee

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 2001.

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Jane F. Zimmerman

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Names of persons signing in any capacity must be typed or printed below their signature.

TRUSTEE'S DEED

Murphy & Desmond, S.C. 2 East Millin, Suite 800, Madison WI 53703
Phone: 6082577181 Fax: 6082572508

3024256

STATE BAR OF WISCONSIN
FORM No. 7-1999

Murphy & Desmond, S.C.

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805

Recording Area

Name and Return Address

Yahara Square Associates, LLP
c/o Mr. Bradley C. Mullins
401 North Carroll Street
Madison, WI 53703

251-0709-131-0107-1;
251-0709-131-0101-3; and
Parcel Identification Number (PIN)
251-0710-072-2704-6

MLC NORTHERN, INC., f/k/a Marquip, Inc.,
Debtor-in-Possession

*John T. Paprocki

Trustee Court-Appointed
Chief Operating Officer

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

Dane County.)

Personally came before me this 9th day of
August, 2001 the above named

John T. Paprocki

to me known to be the person _____ who executed
the foregoing instrument and acknowledged the same.

Jane F. Zimmerman

Notary Public, State of Wisconsin

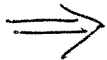
My Commission is permanent. (If not, state expiration date.)

13527742/AN

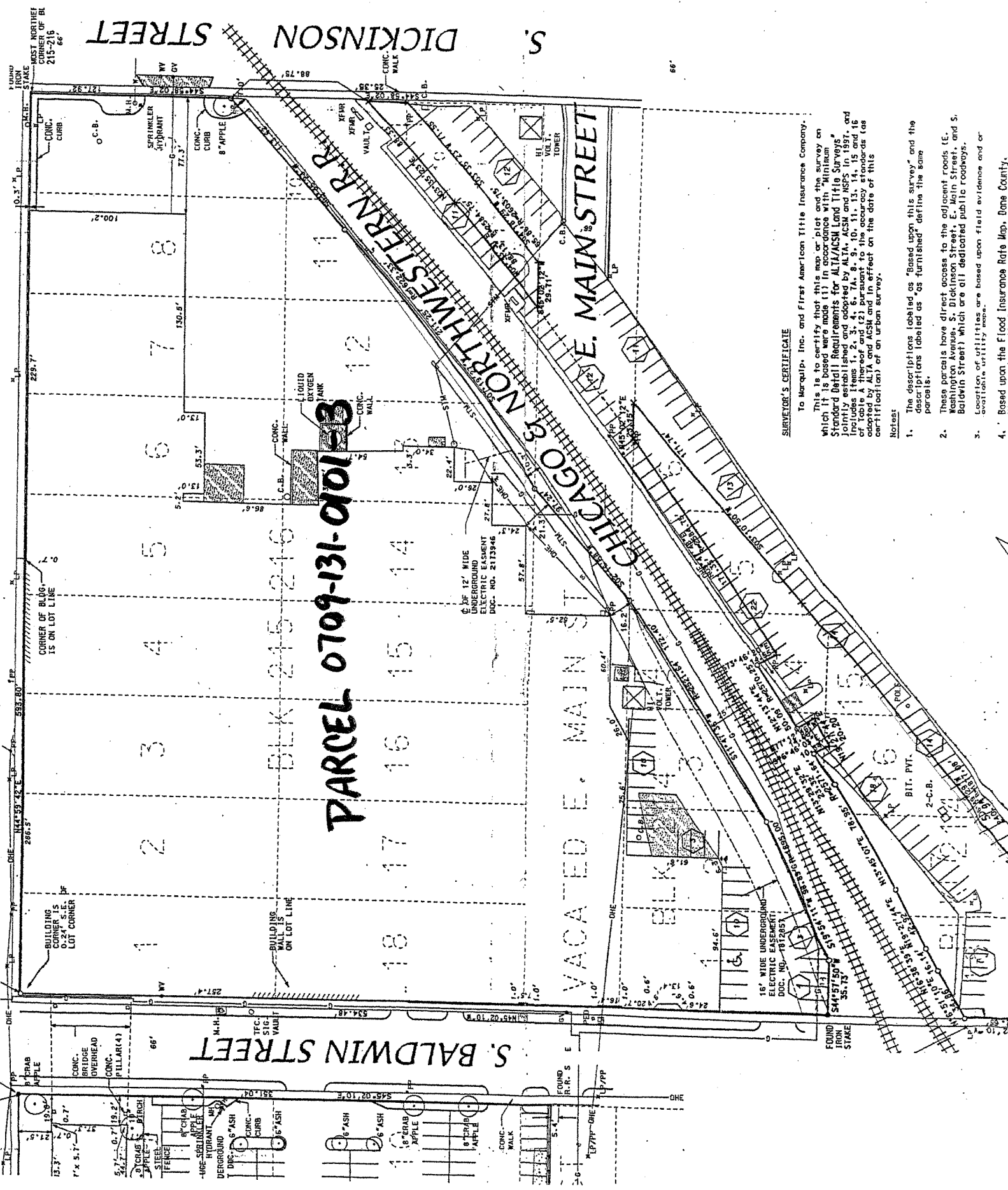
4/16

PARCEL B: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and parts of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), and Thirteen (13), Block 215-216, part of Lots One (1), Two (2), Three (3), Four (4), and Eighteen (18), Block 214 and part of now vacated East Main Street of the Original Plat of Madison all located in the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of Section 7, Township 7 North, Range 10 East and in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 13, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, to-wit: Beginning at a found iron stake at the most Northerly corner of said Block 215-216; thence South 44°58'02" East, along the Southwesterly line of South Dickinson Street, 127.92 feet to the line of a railroad right-of-way, thence South 03°35'23" West, along said railroad right-of-way, 113.62 feet to a point on a curve, thence Southwesterly, continuing along said railroad right-of-way, on a curve to the right which has a radius 1,622.33 feet and a chord which bears South 07°19'27" West, 211.25 feet; thence South 02°16'58" West, continuing along said railroad right-of-way, 97.24 feet to a point on a curve; thence Southwesterly, continuing along said railroad right-of-way, on a curve to the right which has a radius of 2,521.64 feet and a chord which bears South 11°47'35" West, 172.40 feet to a point of curve; thence Southwesterly, continuing along said railroad right-of-way on a curve to the right which has a radius of 1,895.00 feet and a chord which bears South 19°54'11" West, 98.89 feet; thence South 44°57'50" West, continuing along said railroad right-of-way, 35.73 feet to a found iron stake on the Northeasterly line of South Baldwin Street; thence North 45°02'10" West, along said Northeasterly line; 534.48 feet to the most Westerly corner of said Block 215-216; thence North 44°59'42" East, along the Southeasterly line of East Washington Avenue, 593.80 feet to the point of beginning.

ALSO parts of Lots Ten (10), Eleven (11), and Twelve (12), Block 215-216 of the Original Plat of Madison located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 7, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, to-wit: Commencing at a found iron stake at the most Northerly corner of said Block 215-216; thence South 44°58'02" East, along the Southwesterly line of Dickinson Street 216.67 feet to the point of beginning; thence continuing South 44°58'02" East, along said Southwesterly line; 25.35 feet; thence South 03°35'23" West, 71.55 feet to a point on a curve; thence Southwesterly on a curve to the right which has a radius of 2,603.75 feet and a chord which bears South 04°18'29" West, 65.86 feet to the Northwesterly line of East Main Street; thence South 45°02'12" West, along said Northwesterly line, 29.71 feet to the line of a railroad right-of-way thence Northeasterly along said railroad right-of-way, on a curve to the left which has a radius of 2,584.75 feet and a chord which bears North 04°33'37" East, 88.13 feet; thence North 03°35'23" East, continuing along said railroad right-of-way, 88.33 feet to the point of beginning.



Tax Parcel No: 251-0709-131-0101-3

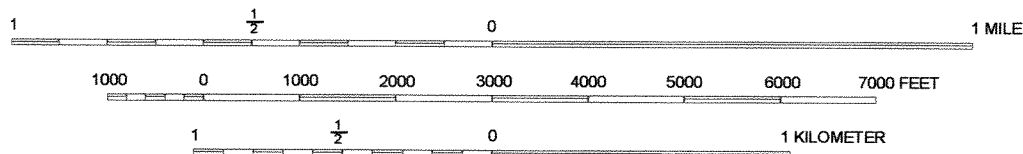
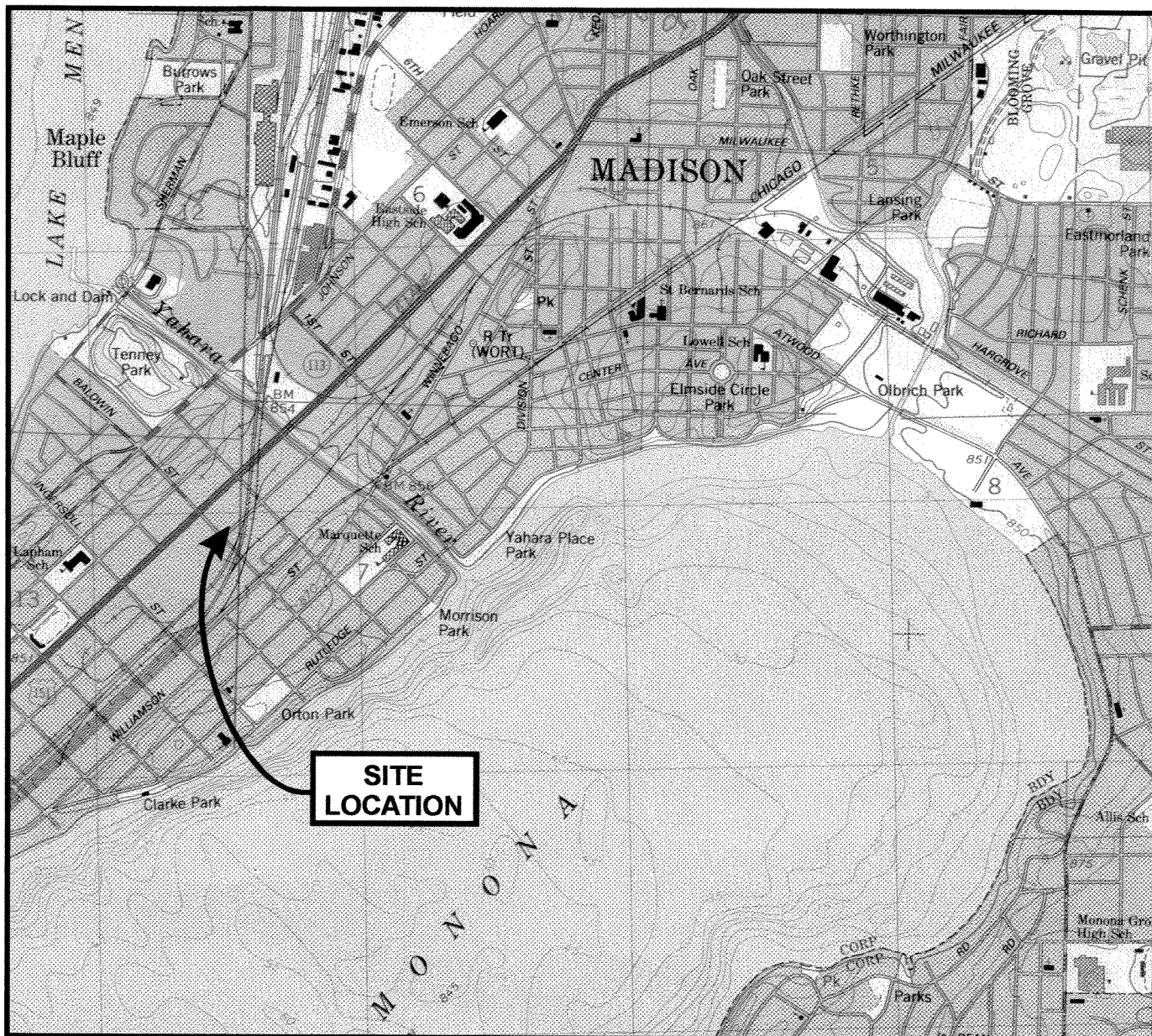


SURVEYOR'S CERTIFICATE

To Marquis, Inc. and First American Title Insurance Company.
This is to certify that this map or plot and the survey on which it is based were made (1) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1987, and includes items 1, 2, 3, 4, 6, 7A, 8, 9, 10, 11, 13, 14, 15 and 16 of the Standard Detail Requirements to the accuracy standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an urban survey.

Notes:

1. The descriptions labeled as "Based upon this survey" and the descriptions labeled as "as furnished" define the same parcels.
2. These parcels have direct access to the adjacent roads (E. Main Street, S. Dickinson Street, E. Main Street, and S. Baldwin Street) which are all dedicated public roadways.
3. Location of utilities are based upon field evidence and/or available utility maps.
4. Based upon the Flood Insurance Rate Map, Dane County.



SCALE 1 : 24 000
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



FILE/PATH: J:\FIGURES\65625\SITELC-BC.CDR
DATE: 04/24/00
PREPARED: DAN APPROVED: DRM
SOURCE:
USGS QUADRANGLE - 7.5 MINUTE SERIES,
MADISON EAST, WI, 1983.



LIESCH ENVIRONMENTAL SERVICES, INC.
6000 GISHOLT DRIVE, SUITE 203
MADISON, WI 53713

SITE LOCATION
MARQUIP
99 S. BALDWIN STREET
MADISON, WISCONSIN

FIGURE

1

EXPLANATION

- Property line boundary
- Property line boundary (99 S. Baldwin)
- Underground Storage Tank (UST)
C - 1,000-gallon Gasoline
- Excavation/UST Removal (April 2000)



0 50 100 200 FT
SCALE IS APPROXIMATE

FILE: J:\FIGURES\06025\SITEPLAN.CDWG
DATE: 2/19/2004 DRAWN BY: DAN CHECKED BY: DRM
SOURCE:
1998 LAND TITLE SURVEY
BY D'ONOFRIO, KOTTKE, AND ASSOCIATES, INC.
1987 SITE PLAN BY DAMES & MOORE, INC.

SITE PLAN

MARQUIP, INC.
99 S. BALDWIN STREET
MADISON, WISCONSIN

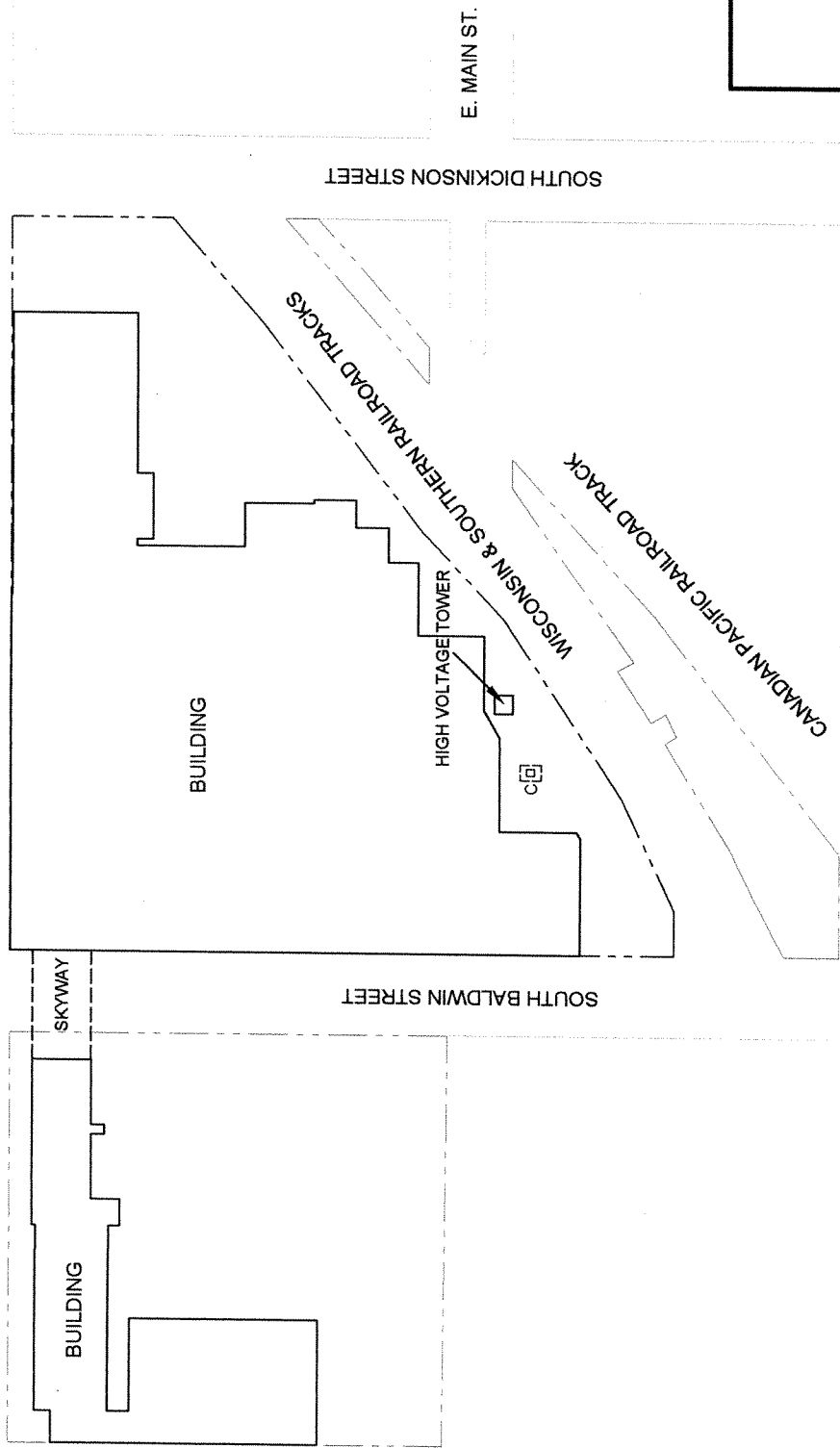


LIESCH ENVIRONMENTAL SERVICES, INC.
6000 GISHOLT DRIVE, SUITE 203
MADISON, WI 53713

FIGURE

2

EAST WASHINGTON AVENUE



E. MAIN ST.

SOUTH BALDWIN STREET

SOUTH DICKINSON STREET

BUILDING

BUILDING

HIGH VOLTAGE TOWER

C

WISCONSIN & SOUTHERN RAILROAD TRACKS

CANADIAN PACIFIC RAILROAD TRACK

RAILROAD STREET

SKYWAY

Table 1
Soil Laboratory Analytical Results (Excavation--UST C/Gasoline)

April 18, 2000

Marquip

Madison, Wisconsin

Identifier--> Depth--> Location-->	TC-SW/N 4' Wall-N	TC-SW/E 4' Wall-E	TC-SW/S 4' Wall-S	TC-SW/W 4' Wall-W	Cont. Soil 6' 6' Wall-E	FD-1 6' Wall-E	TC-F4/10' 10' Floor	MeOH Blank	RCL
FIELD SCREENING									
Photoionization Meter (vppm)	5.1	20	9.1	8.0	1194		1621		-
PETROLEUM (mg/kg)									
Gasoline Range Organics (GRO)	<5.24	<5.84	<5.63	<5.35	347	596	1,620	<2.50	100
PETROLEUM VOLATILES (µg/kg)									
Benzene	<25	<25	<25	<25	<400	<400	<2,000	<25	5.5
Ethylbenzene	<25	<25	<25	<25	2,000	4,460	28,100	<25	2,900
Methyl tert-butyl ether (MTBE)	<25	<25	<25	<25	<400	<400	<2,000	<25	-
Toluene	<25	<25	<25	<25	<400	<400	4,570	<25	1,500
1,2,4-Trimethylbenzene	<25	55.6	33.9	<25	31,300	49,800	179,000	<25	-
1,3,5-Trimethylbenzene	<25	<25	<25	<25	4,830	8,310	56,800	<25	-
Xylenes (total)	<50	<50	48.8	<50	7,410	12,210	162,500	<50	4,100
METALS (mg/kg)									
Lead	6.77	3.53	4.41	4.34	6.69		9.22		50

Notes:

Dates indicate when samples were collected; blank cell indicates analysis not performed.

Samples prior to ORC injection from 5' to 25' in July 2002.

RCL = NR 720 residual contaminant levels.

Note that samples at 8' and deeper are below the water table

Results in **bold** indicate contaminant above RCL

< = below method detection limits

* = value between limit of detection and limit of quantification

- = no RCL established

vppm = vapor parts per million

mg/kg = milligrams per kilogram (parts per million)

µg/kg = micrograms per kilogram (parts per billion)

Table 2
Soil Laboratory Analytical Results (Borings)
Marquip--UST C
Madison, Wisconsin

Identifier-->	B-4	B-14	B-30	FD-1	B-30	B-31	B-31	B-32	B-32	B-33	B-33	B-34	B-34	MeOH	RCL
Depth-->	0'-1.5'	4'-7'	5'-7'	5'-7'	7.5'-9.5'	5'-7'	10'-12'	2.5'-4.5'	7.5'-9.5'	5'-7'	7.5'-9.5'	5'-7'	7.5'-9.5'	Blank	
FIELD SCREENING															
Photoionization Meter (vppm)		8.1	172		420	0.0	0.2	0.0	0.0	6.1	3.0	3.5	3.9		-
PETROLEUM (mg/kg)															
Gasoline Range Organics (GRO)		<6.53	52.3	74.5	43.5	<6.32	<6.08	<5.76	<6.00	<6.30	<5.90	<5.22	<6.11	<2.50	100
PETROLEUM VOLATILES (µg/kg)															
Benzene	<10	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	5.5
Ethylbenzene	<1.0	<25	218	371	1,370	<25	<25	<25	<25	<25	<25	<25	<25	<25	2,900
Methyl tert-butyl ether (MTBE)		<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	
Toluene	<1.0	<25	<25	<25	120	<25	<25	<25	<25	<25	<25	<25	<25	<25	1,500
1,2,4-Trimethylbenzene		<25	4,810	4,970	4,930	<25	<25	<25	<25	<25	<25	<25	<25	<25	-
1,3,5-Trimethylbenzene		<25	502	756	1,470	<25	<25	<25	<25	<25	<25	<25	<25	<25	-
Xylenes (total)	<1.0	<50	502	791	6,920	<50	<50	<50	<50	<50	<50	<50	<50	<50	4,100
METALS (mg/kg)															
Lead		5.50													50

Notes:

Dates of samples: B-4 (7/30/1987); B-14 (4/3/2000); B-30 to B-32 (10/26/2000); B-33 and B-34 (10/27/2000).

Samples prior to ORC injection from 5' to 25' in July 2002.

Samples at 8' and deeper are below the water table

Blank cell indicates analysis not performed.

RCL = NR 720 residual contaminant levels.

< = below method detection limits

- = no RCL established

Results in **bold** highlight indicate contaminant above RCL








vppm = vapor parts per million

mg/kg = milligrams per kilogram (parts per million)

µg/kg = micrograms per kilogram (parts per billion)

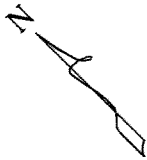
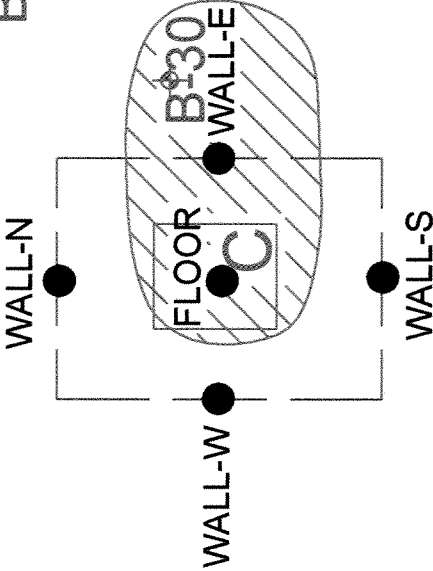
EXPLANATION

BUILDING

-  Former 1,000-gallon gasoline UST
-  Extent of excavation around UST.
-  Soil sample location with identifier.
-  Note: Wall direction labels are oriented with respect to Baldwin Street as north.
-  Estimated extent of soil contamination above NR 720 RCLs.
-  Soil boring location with identifier (Dames & Moore: July 1987)
-  Soil boring location with identifier (Liesch: April, August, and October 2000)

⊕ B-14

⊕ B-34



SCALE IS APPROXIMATE

FILE: J:\FIGURES\65625\GIS-soil-USTC.DWG

DATE: 2/16/2004 DRAWN BY: DAN CHECKED BY: DRM

SOURCE:
FIELD NOTES

CERTIFICATION OF PROPERTY DESCRIPTION

PARCEL B: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and parts of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), and Thirteen (13), Block 215-216, part of Lots One (1), Two (2), Three (3), Four (4), and Eighteen (18), Block 214 and part of now vacated East Main Street of the Original Plat of Madison all located in the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of Section 7, Township 7 North, Range 10 East and in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 13, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, to-wit: Beginning at a found iron stake at the most Northerly corner of said Block 215-216; thence South 44°58'02" East, along the Southwesterly line of South Dickinson Street, 127.92 feet to the line of a railroad right-of-way, thence South 03°35'23" West, along said railroad right-of-way, 113.62 feet to a point on a curve, thence Southwesterly, continuing along said railroad right-of-way, on a curve to the right which has a radius 1,622.33 feet and a chord which bears South 07°19'27" West, 211.25 feet; thence South 02°16'58" West, continuing along said railroad right-of-way, 97.24 feet to a point on a curve; thence Southwesterly, continuing along said railroad right-of-way, on a curve to the right which has a radius of 2,521.64 feet and a chord which bears South 11°47'35" West, 172.40 feet to a point of curve; thence Southwesterly, continuing along said railroad right-of-way on a curve to the right which has a radius of 1,895.00 feet and a chord which bears South 19°54'11" West, 98.89 feet; thence South 44°57'50" West, continuing along said railroad right-of-way, 35.73 feet to a found iron stake on the Northeasterly line of South Baldwin Street; thence North 45°02'10" West, along said Northeasterly line; 534.48 feet to the most Westerly corner of said Block 215-216; thence North 44°59'42" East, along the Southeasterly line of East Washington Avenue, 593.80 feet to the point of beginning.

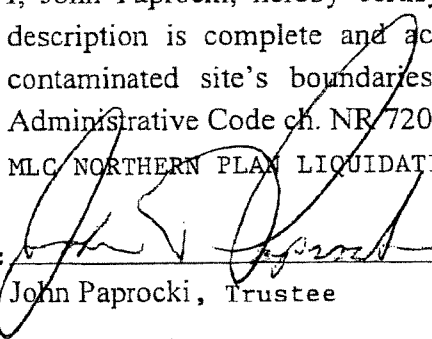
ALSO parts of Lots Ten (10), Eleven (11), and Twelve (12), Block 215-216 of the Original Plat of Madison located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 7, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, to-wit: Commencing at a found iron stake at the most Northerly corner of said Block 215-216; thence South 44°58'02" East, along the Southwesterly line of Dickinson Street 218.67 feet to the point of beginning; thence continuing South 44°58'02" East, along said Southwesterly line; 25.35 feet; thence South 03°35'23" West, 71.55 feet to a point on a curve; thence Southwesterly on a curve to the right which has a radius of 2,603.75 feet and a chord which bears South 04°18'29" West, 65.86 feet to the Northwesterly line of East Main Street; thence South 45°02'12" West, along said Northwesterly line, 29.71 feet to the line of a railroad right-of-way thence Northeasterly along said railroad right-of-way, on a curve to the left which has a radius of 2,584.75 feet and a chord which bears North 04°33'37" East, 88.13 feet; thence North 03°35'23" East, continuing along said railroad right-of-way, 88.33 feet to the point of beginning.

Tax Parcel No: 251-0709-131-0101-3

I, John Paprocki, hereby certify that, to the best of my knowledge, the above legal description is complete and accurate for all property within or partially within the contaminated site's boundaries that have soil contamination exceeding Wisconsin Administrative Code ch. NR 720 residual contaminant levels.

MLC NORTHERN PLAN LIQUIDATING TRUST

By:


John Paprocki, Trustee

3-1-07
Date